

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

970 Birregurra-deans Marsh Road, Murroon Vic 3243

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000

&

\$1,012,000

Median sale price*

Median price

Property Type

Suburb

Murroon

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	975 Birregurra-deans Marsh Rd, Birregurra, Vic 3242, Australia	\$2,055,000	11/11/2019
2	40 Bushes Rd MURROON 3243	\$1,200,000	24/10/2018
3	415 Pennyroyal Valley Rd PENNYROYAL 3235	\$1,125,000	11/03/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/09/2020 12:08

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 400000 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$1,012,000
No median price available

Comparable Properties

975 Birregurra-deans Marsh Rd, Birregurra, Vic 3242, Australia (REI)

Agent Comments



Price: \$2,055,000
Method:
Date: 11/11/2019
Property Type: Land

40 Bushes Rd MURROON 3243 (VG)

Agent Comments



Price: \$1,200,000
Method: Sale
Date: 24/10/2018
Property Type: Cattle/Beef (Rur)
Land Size: 241600 sqm approx



415 Pennyroyal Valley Rd PENNYROYAL 3235 (VG)

Agent Comments



Price: \$1,125,000
Method: Sale
Date: 11/03/2019
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 612810 sqm approx